023.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,600 / 890,600
					USE VALUE:	890,600 / 890,600
					ASSESSED:	890,600 / 890,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROOKS PAUL C & URSZULA M
Owner 2:	
Owner 3:	
Street 1:	51 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1890, having primarily Vinyl Exterior and 1917 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5375.000	425,600		465,000	890,600
Total Card	0.123	425,600		465,000	890,600
Total Parcel	0.123	425,600		465,000	890,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.58 | /Parcel: 464.58

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	14576
GIS Ref	
GIS Ref	
Insp Date	07/22/17

!1843!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	425,600	0	5,375.	465,000	890,600		Year end	12/23/2021
2021	104	FV	406,300	0	5,375.	465,000	871,300		Year End Roll	12/10/2020
2020	104	FV	406,300	0	5,375.	465,000	871,300	871,300	Year End Roll	12/18/2019
2019	104	FV	317,700	0	5,375.	494,100	811,800	811,800	Year End Roll	1/3/2019
2018	104	FV	312,300	0	5,375.	360,400	672,700	672,700	Year End Roll	12/20/2017
2017	104	FV	292,800	0	5,375.	313,900	606,700	606,700	Year End Roll	1/3/2017
2016	104	FV	292,800	0	5,375.	267,400	560,200	560,200	Year End	1/4/2016
2015	104	FV	260,800	0	5,375.	261,600	522,400	522,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:40:49

LAST REV

Date	Time
12/11/17	12:43:58
ekelly	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.: 1843

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16625-317		12/1/1985		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
11/1/2000	Hearing N/C	189	PATRIOT
11/2/1999	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	14576
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA:	0.12339	Total SF/SM:	5375	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	465,002	Spl Credit		Total:	465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.24931502
Const Adj.:	0.98745072
Adj $ / SQ:	222.055
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578323
Depreciation:	152677
Depreciated Total:	425646

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	2	HB					

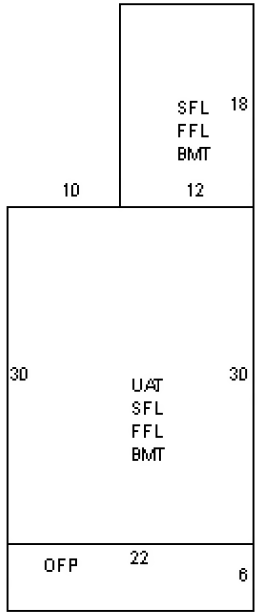
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
1	5	2	
Totals			
2	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	222.05
Special Features:	0	Val/Su Net:	145.50
Final Total:	425600	Val/Su SzAd	242.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	876	66.620	58,356
FFL	First Floor	876	222.050	194,520
SFL	Second Floor	876	222.050	194,520
UAT	Upper Attic	165	155.440	25,647
OFP	Open Porch	132	28.640	3,780
	Net Sketched Area:	2,925	Total:	476,823
Size Ad	1752	Gross Area	3420	FinArea 1917

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	